

**LEGAL NOTICE
NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, July 14, 2016 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The item for consideration by the Zoning Board of Appeals at this meeting is:

The petition of Mary Burgess, 285 Enchanted Forest North, Lancaster, New York 14086 for one [1] variance for the purpose of constructing an addition to the dwelling on premises owned by the petitioner at 285 Enchanted Forest North , Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(a) of the Code of the Town of Lancaster. The proposed garage would result in a front yard set back of thirty two feet (32').

Chapter 50, Zoning, Section 10C.(3)(a) of the Code of the Town of Lancaster requires a thirty five [35'] foot front yard set back. The petitioner, therefore, requests a three (3') foot front yard set back variance.

The petition of Daniel Zack, 114 Peppermint Road, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a thirty foot (30') by forty (40') foot pole barn on premises owned by the petitioner at 114 Peppermint Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is 1,200 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioner, therefore, requests a 450 square foot accessory use area variance.

The petition of Joshua and Megan Hagner, 5141 William Street, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a 1,200 square foot pole barn on premises owned by the petitioners at 5141 William Street, Lancaster New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 9 Subsection D(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is 1,200 square feet.

Chapter 50, Zoning, Section 9 Subsection D(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioners, therefore, request a 450 square foot accessory use area variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 10 Subsection D (1)(b) of the Code of the Town of Lancaster. The proposed location of the pole barn results in a three [3'] foot, six [6"] inch side yard lot line set back.

Chapter 50, Zoning, Section 10D (1)(b) of the Code of the Town of Lancaster requires a five [5'] foot side yard lot line set back. The petitioners, therefore, request a one [1'] foot, six [6"] inch side yard lot line set back variance.

The petition of NAS Sign Company, 1628 Elmwood Avenue, Buffalo, New York 14207 as agent for Manzella Marketing, 5360 Genesee Street, Bowmansville, New York, 14026 for one [1] variance for the purpose of erecting a ground sign on premises owned by Jim Manzella, 5360 Genesee Street, Bowmansville, New York 14026 , to wit:

A variance from the requirements of Chapter 50, Zoning Section 30F.(2)(c)[2][a] of the Code of the Town of Lancaster to permit a sign height of seven [7'] feet, eight [8"] inches over finished grade.

Chapter 50, Zoning, Section 30F.(2)(c)[2][a] of the Code of the Town of Lancaster limits a sign to be no higher than four (4') feet above the finished grade. Therefore, the petitioner is requesting a variance of three (3') feet, eight (8") inches.

Signed_____

DIANE M. TERRANOVA, TOWN CLERK and
Clerk to Zoning Board of Appeals